a3006 City Gate 3 Proposed Class B1 Application
Design for access statement

This document has been prepared in relation to 'Design for Access 2' requirements published by Manchester City Council. Each section is addressed relative to the design of the proposed development. This document is for the purposes of accompanying the planning application only, and is to be reviewed at intervals relative to the development progress to ensure it is updated and remains relevant to the development.

1. Car Parking

Car parking for the scheme is contained within the existing parking strategy for the building with a number of spaces allocated for business in the basement car parking. Bays comply with the space requirements of item1.2 'Off Street Parking'. All clearly marked bays are located within 50m of primary entrances to accessible lifts, and measure a minimum of 2.4x4.8m,and 2.6m headroom where covered, a 1.2m clear zone is demarked to the right and rear of the disabled bays. Access routes to the building are designated, with dropped kerbs. The number of bays is in accordance with the guidelines set out at 1.2.10,

2. Crossings

The surrounding pedestrian paving areas are equipped with blister paving and compliant pedestrian crossings, as recently completed by Manchester City Council.

3. Footpaths and Access Routes

Access routes are existing and free from obstruction and defined at kerbs by contrasting colour, footpaths are generally 2m minimum; a 50mm up-stand defines the edge of footpaths where there is no building line (diagram 3). There is no identified need for railings.

4. and 5. Street Furniture and Seating

Any street furniture arising from the commercial tenants of the scheme would be the subject to separate consultation with the council. There is no street furniture as a requirement.

6. Ramps

Not applicable, there are no pedestrian ramps included in the scheme.

7. Footbridges

There are no footbridges within the scheme.

8. External Steps

External steps are not used on the main entrance.

9. Handrails

The development does not have a requirement for handrails under the guide.

10. 11. 12. Doors

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The external entrance door has a clear opening width of 1m and is power assisted, as no canopy is anticipated, the door has a flush threshold.

Internal doors in common areas have a minimum clear width of 850mm with 450mm clear to leading edges

The main entrance door will be power operated by request button, as the open access nature of the site precludes sensors. Doors are hung to facilitate escape, but where possible this is so arranged as to maintain opening direction. Door ironmongery will have a contrast above 20 points, as will the door to the surround. Vision panels in circulation doors will as required by the recommendations. Doors will have an opening and closing force of less than 20N. Entry systems will be accessible from 900mm above ground, with clear raised symbols, and incorporate a video link.

Ironmongery will comply with the guide in so far as the common areas of the buildings.

13. Reception and refreshment Areas

Reception areas are the subject of end-user fit out, however the design proposed enables the guidelines to be incorporated by the tenants

14. Lobbies

Lobbies allow 2m turning of a wheelchair with ease, lighting will be transitional and in line with the recommendations. The ground floor entrance lobby will be finished in a clean-off carpet; all finishes will have sufficient contrast difference to allow orientation.

15. Internal stairs

Internal stairs comply with the guidelines including the recommendations for contrasting surfaces and handrails.

16. Lifts

Lifts will comply with the recommendations, including the requirements of internal size, landing areas, internal controls and operation, this will be in the form of a tenant supplied platform lift to accomplish the small change of level within the unit.

17. 18. 19. Toilets, baby changing facilities and showers

The commercial tenants are to comply with the recommendations in the guidelines

20. Kitchens

Kitchens for the commercial tenants will either by fully functioning commercial kitchens or small brew facilities. Kitchen spaces are a tenant designed and fitted item.

21. Dwellings

There is no residential facilities in the proposed scheme.

22. to 29.

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At this early design stage the precise details of fittings, furniture, management and other items in these final sections cannot be determined.